



Goal 1: Human and Family Development

Desired Community Condition: **Safe, decent, and affordable housing is available.**



Indicator: **Households Paying More than 30% of Income for Housing**

Progress Rating: **Local Trend: NEGATIVE** **National Comparison: BETTER**

Indicator Description

The U.S. Department of Housing and Urban Development defines 30 percent of gross income as the maximum that all but wealthy households can pay in housing costs (mortgage payment or rent plus utilities) without creating an excessive housing cost burden. The 30 percent threshold is generally used as the base measure of housing affordability, i.e., housing that requires more than 30 percent of income is considered to be “unaffordable.”

Why is this indicator important?

This indicator is an important measure of overall housing affordability in the community. The lower the proportion of households with excessive housing cost burden, the greater the degree of housing affordability. The percentage of low and moderate income households (those with incomes less than 80 percent of the median family income) indicates the number of households which may be eligible for benefits under a number of federal and local housing programs. A much greater proportion of lower income households experience housing cost burden.

Data Sources

U.S. Census Bureau; City of Albuquerque Planning Department

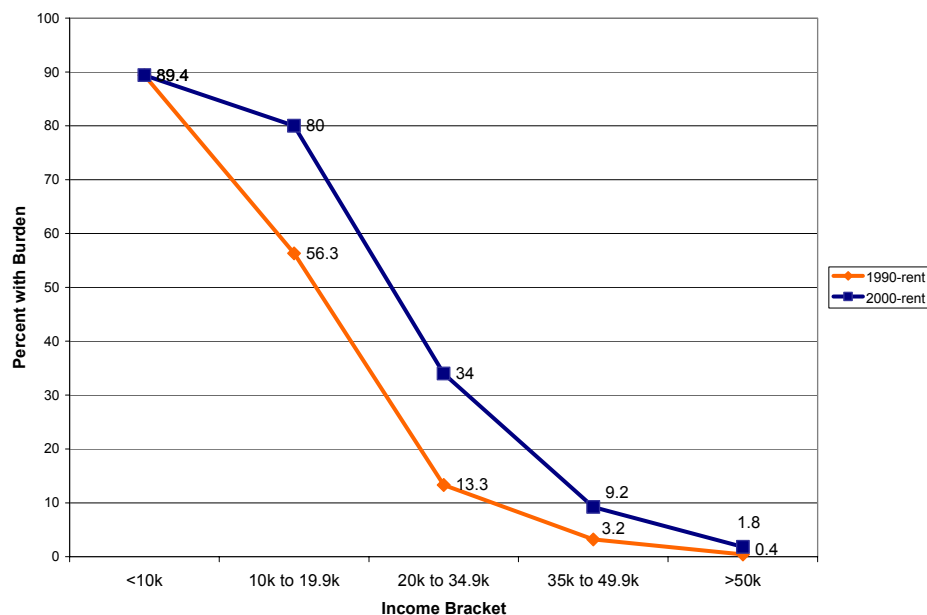
What can we tell from the data?

- The housing burden has increased in the past ten years for renters as well as residents paying a mortgage.
- There was a slight increase, 32.7% compared to 31.3%, in the percentage of Albuquerque residents with a housing burden from 1990 to 2000.
- In 2000 in Albuquerque, 44.5% of renters and 24.3 % of home-owners were paying more than 30% of their income for housing.
- The percentage of Albuquerque residents paying more than 30% of their income for rent or mortgage decreases as income increases.
- In 2002, Albuquerque’s owner housing burden rate is lower than other cities in the region and lower than the national rate.

2002 American Community Survey Housing Burden Results

Jurisdiction	Owner Burden	Renter Burden
Albuquerque	26.3%	47.4%
Colorado Springs	27.2%	48.0%
El Paso	36.4%	46.7%
Tucson	27.3%	52.0%
United States	29.1%	44.6%

Albuquerque Renter Housing Burden



Albuquerque Owner Housing Burden

